

ZB# 03-28

Marilyn VanOrden

61-1-20

ZBA #03-28 MARILYN VAN ORDEN
(AREA) 5 RAM ROAD (61-1-20)

ZBA
APPROVED
7-14-03

APPLICATION FEE (DUE AT TIME OF FILLING OF APPLICATION)

FILE # 03-28 TYPE: AREA ✓ USE _____

APPLICANT: Marilyn VanOrder
4 Bush Road

TELE: Salisbury Mills, NY 12577
497-3781

*RESIDENTIAL: \$50.00 CHECK # 2984
**COMMERCIAL: \$150.00 CHECK # _____
*INTERPRETATION: \$150.00 CHECK # _____

ESCROW: \$300.00 / \$500.00 CHECK # 2983

DISBURSEMENTS:

	MINUTES \$4.50 PER PAGE	ATTORNEY FEES \$35.00 / MEETING
PRELIM..... <u>6/10/03</u>	\$ <u>13.50</u>	\$ <u>35.00</u>
2 ND PRELIM.....	_____	_____
3 RD PRELIM.....	_____	_____
PUB HEARING... <u>7/14/03</u> ...	-	<u>35.00</u>
PUB HEARING (CONT)...	_____	_____
TOTAL	\$ <u>13.50</u>	\$ <u>70.00</u>

OTHER CHARGES:..... \$ _____

• • • • •

ESCROW POSTED: \$ 300.00
AMOUNT DUE: \$ _____
REFUND DUE: \$ 216.50

8/11/03
L.R.

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4615 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: April 7, 2003

APPLICANT: MARILYN IRVING VAN ORDEN
4 RAM ROAD
SALISBURY MILLS, NY 12577

COPY

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE : APRIL 7, 2003

FOR : PROPOSED SHED

LOCATED AT: 4 RAM ROAD

ZONE: R-4 Sec/Blk/ Lot: 61-1-20

DESCRIPTION OF EXISTING SITE: SBL# 61-1-20

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. PROPOSED SHED WILL PROJECT BETWEEN THE HOUSE AND ROAD.


BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-4 USE: 48-14-A-4

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

REQ'D FRONTAGE:

MAX BLDG HT:

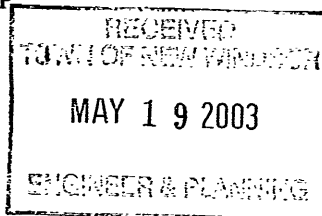
FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

APPROVED

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP



03-28

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and there is no fee for this.

RECEIVED

APR 07 2003

FOR OFFICE USE ONLY:
Building Permit #: 2003-0281

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises Marilyn Irving VanOrden

Address 4 Ram Road Phone # 845-497-3781

Mailing Address Salisbury Mills, NY 12577 Fax # SAME

Name of Architect _____

Address _____ Phone _____

Name of Contractor _____

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder _____

If applicant is a corporation, signature of duly authorized officer _____
(Name and title of corporate officer)

1. On what street is property located? On the WEST side of 4 Ram Road
(N, S, E or W)
and approx. 60' feet from the intersection of Valley Drive

2. Zone or use district in which premises are situated _____ is property a flood zone? Y _____ N _____

3. Tax Map Description: Section 61 Block 1 Lot 20

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy _____ b. Intended use and occupancy _____

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other

6. Is this a corner lot? NO

(10x12 shed)

7. Dimensions of entire new construction. Front 10' Rear 10' Depth 12' Height 10' No. of stories 1

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____
Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost \$1,000. Fee _____

ZONING BOARD

04, 03, 03
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Liel & Louis Kryshner
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4895 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

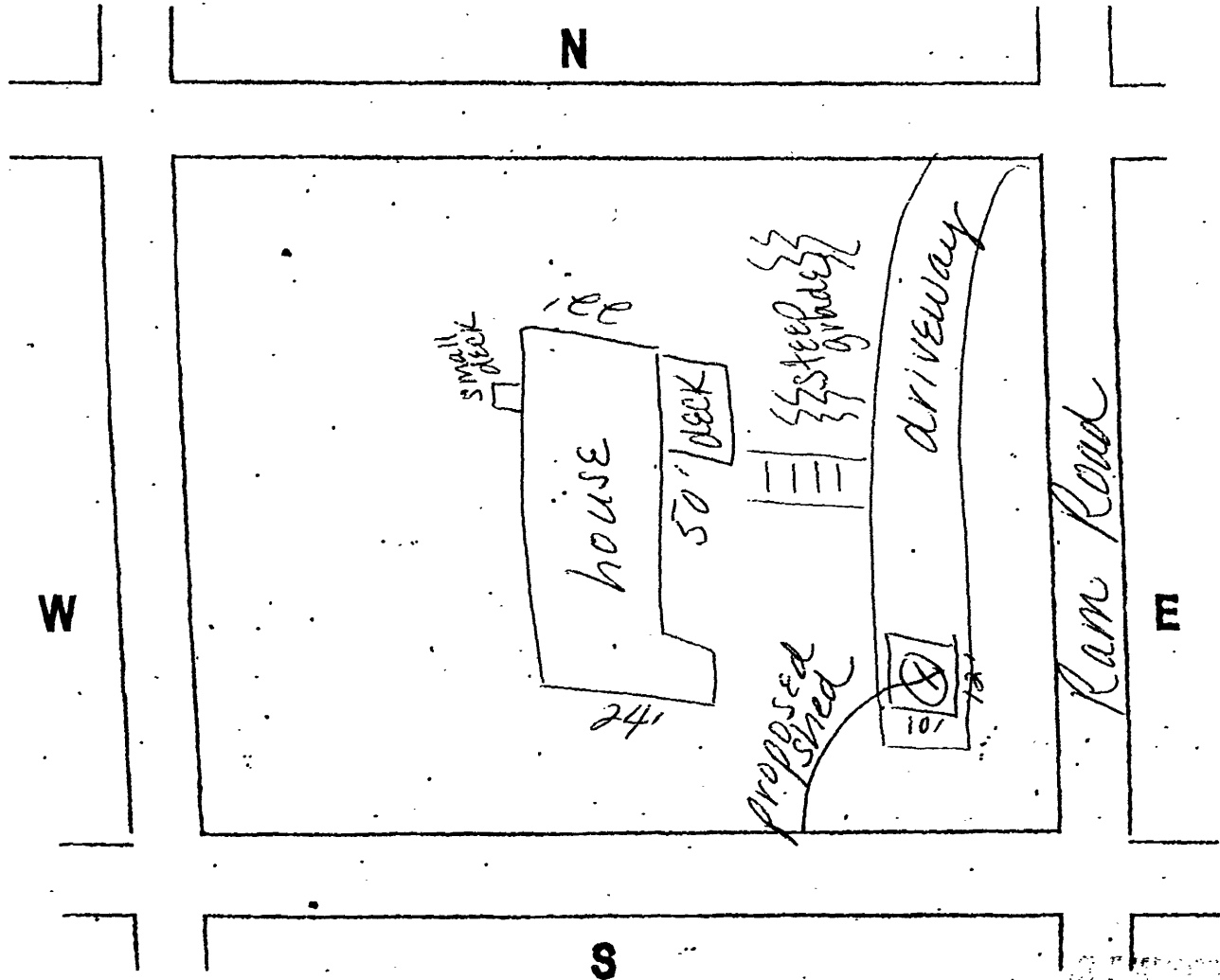
Marilyn Aving Van Orden
(Signature of Applicant)

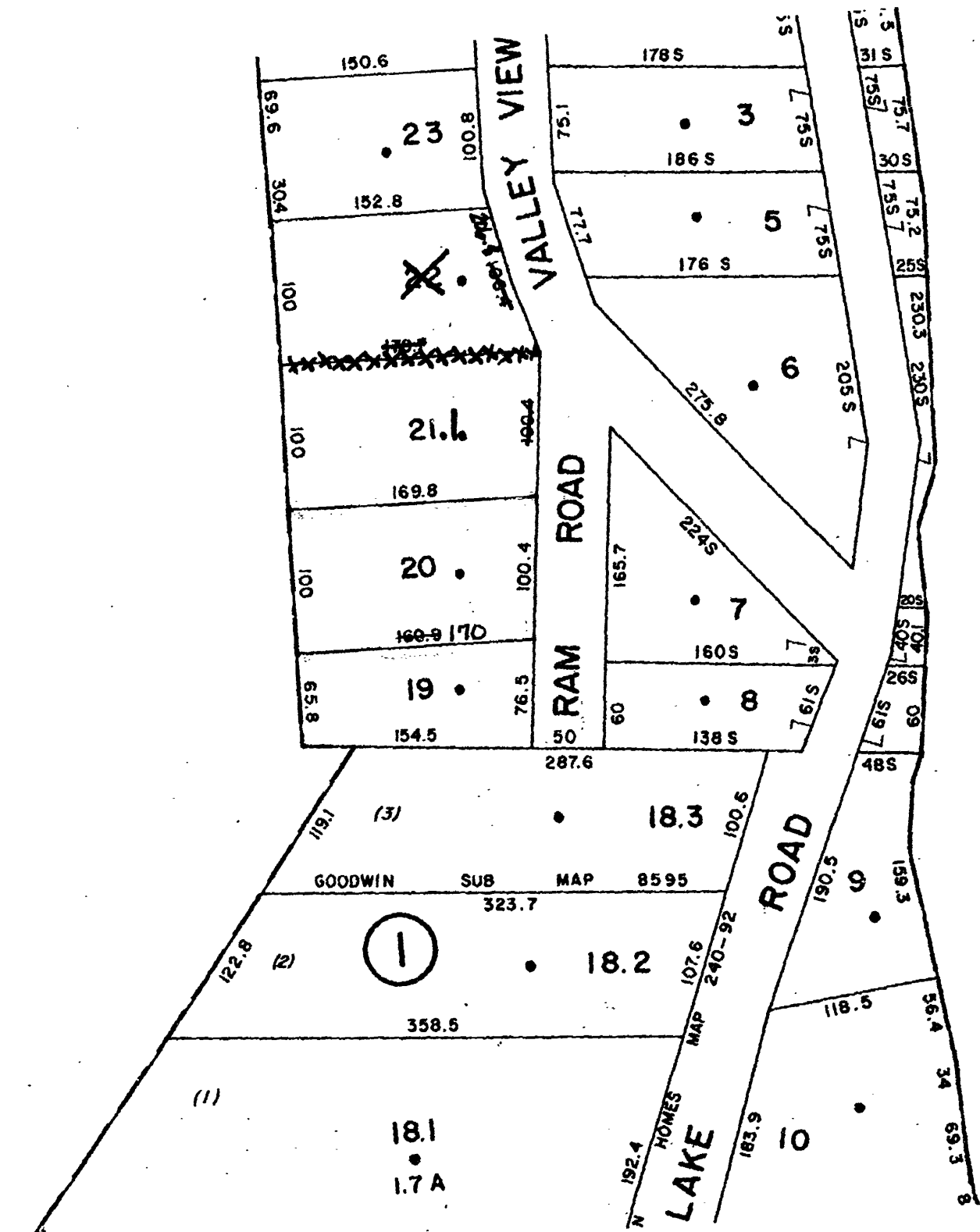
4 Ram Rd. Saitsburg Hills,
(Address of Applicant) NY 12577

Marilyn Aving Van Orden
(Owner's Signature)

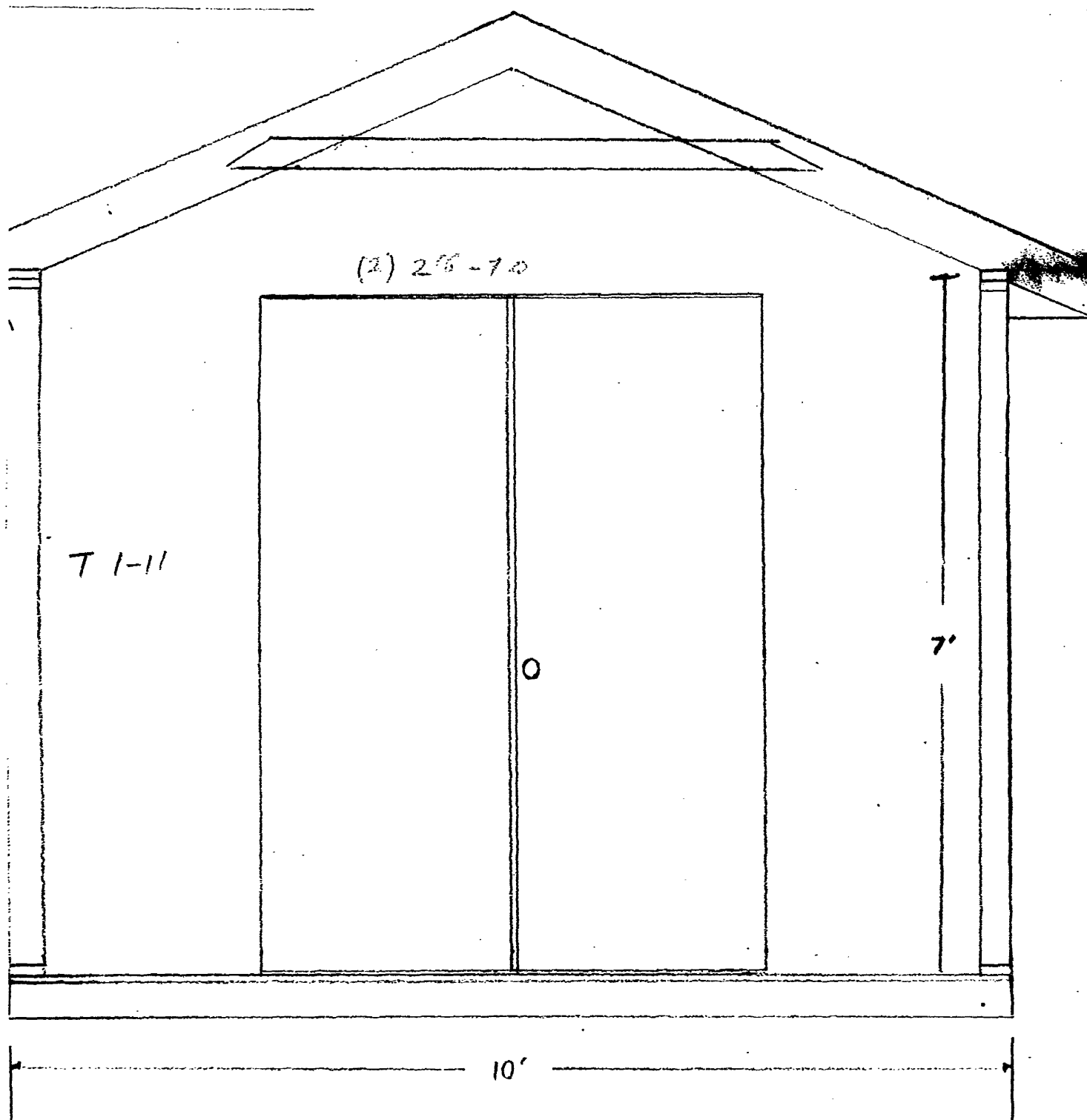
PLOT PLAN

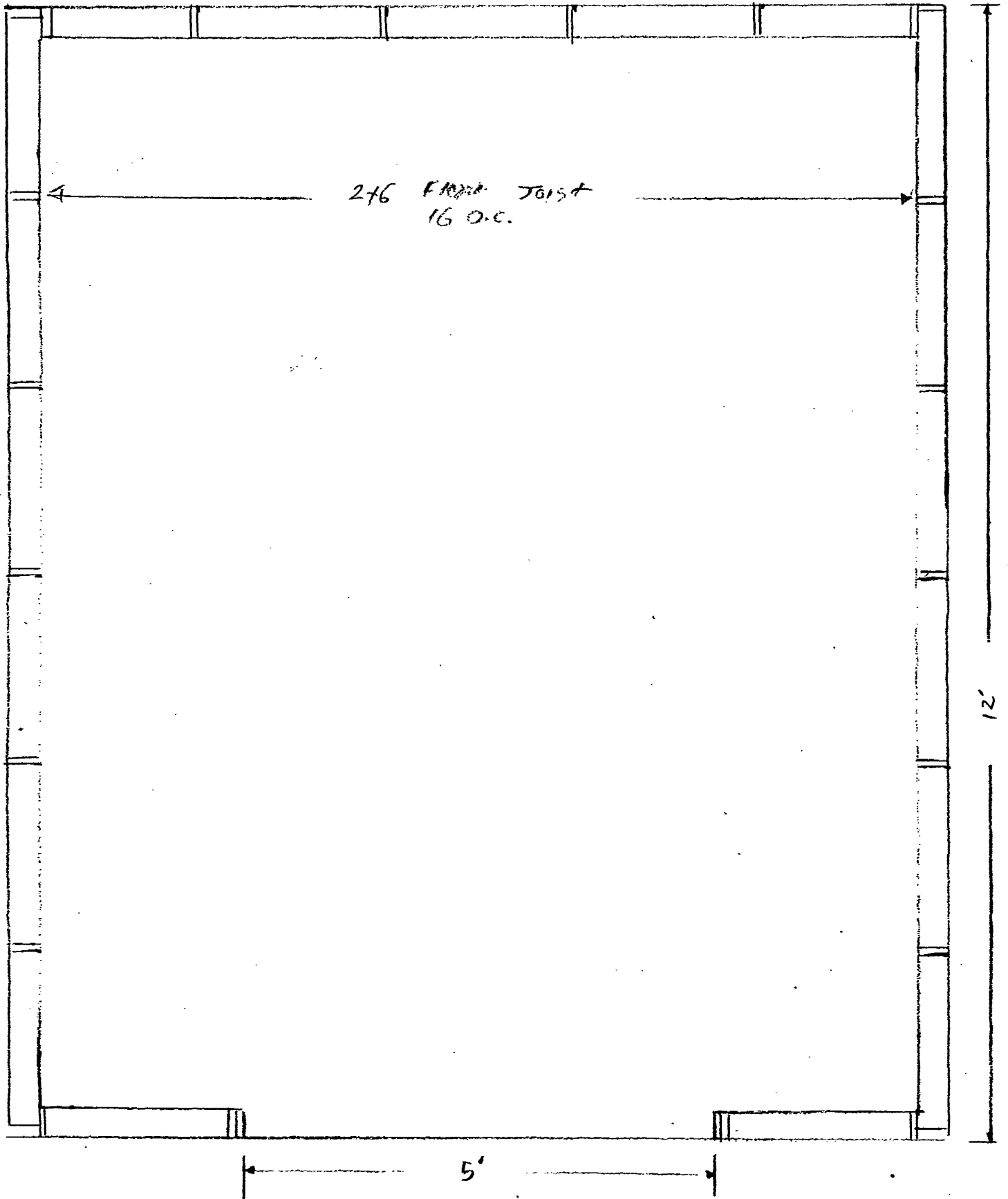
NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.

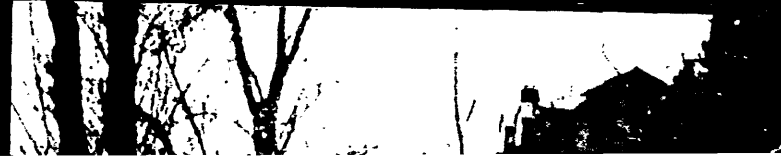




SECTION 51











Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE ZONING BOARD OF APPEALS

November 12, 2003

Marilyn Irving VanOrden
4 Ram Road
New Windsor, NY 12553 *Salisbury Mills*

SUBJECT: REQUEST FOR VARIANCE #03-28

Dear Ms. VanOrden:

Please find enclosed two copies of the Formal Decision for your case before the Zoning Board of Appeals. Please keep these copies in your records for future reference if needed.

If you are in need of any further assistance or have any questions in this matter, please feel free to contact me at the above number.

Very truly yours,

Myra Mason, Secretary to the
NEW WINDSOR ZONING BOARD

MLM:mlm

cc: Michael Babcock, Building Inspector

In the Matter of the Application of

MEMORANDUM OF
DECISION GRANTING

MARILYN IRVING VAN ORDEN

AREA

CASE #03-28

WHEREAS, Marilyn Irving VanOrden, owner(s) of 4 Ram Road, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an Proposed Shed which will project between the house and the road in an R-4 Zone;

WHEREAS, a public hearing was held on July 14, 2003 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared on behalf of this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a residential property located in a neighborhood of residential properties.
 - (b) The applicant seeks to erect a shed.
 - (c) The topography of the property is very steep in the back of the existing residence.
 - (d) The erection of the shed will not cause the diversion of water or the ponding or collection of water.
 - (e) In erecting the shed, the applicant will not remove any trees or substantial vegetation.
 - (f) The shed is similar in size and appearance to other sheds in the neighborhood.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

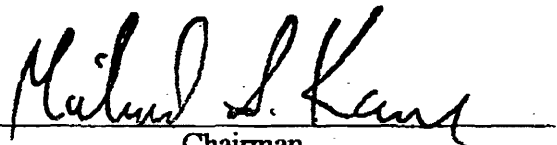
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a Proposed Shed which will project between the house and the road in an R-4 Zone; as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: November 3, 2003


Chairman

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: LARRY REIS, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: AUGUST 11, 2003
SUBJECT: ESCROW REFUND - 03-28 - VAN ORDEN

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 216.50 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #03-28

NAME: MARILYN IRVING VAN ORDEN

ADDRESS: 4 RAM ROAD

SALISBURY MILLS, NY 12577

THANK YOU,

MYRA

L.R. 8-11-03



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS**



FILE #03-28 TYPE: AREA

APPLICANT:
MARILYN VAN ORDEN

TELEPHONE: 497-3784

RESIDENTIAL:	\$ 50.00	CHECK # 2984
COMMERCIAL	\$ 150.00	CHECK #
INTERPRETATION	\$ 150.00	CHECK #

ESCROW: RESIDENTIAL \$300.00 CHECK # 2983

* * * * * * * * * * * * *

<u>DISBURSEMENTS:</u>		<u>MINUTES</u> <u>\$4.50 / PAGE</u>	<u>ATTORNEY</u> <u>FEE</u>
PRELIMINARY:	<u>3</u> PAGES	\$ <u>13.50</u>	\$ <u>35.00</u>
2 ND PRELIMINARY:	<u> </u> PAGES	\$ <u> </u>	\$ <u> </u>
PUBLIC HEARING:	<u>0</u> PAGES	\$ <u> </u>	\$ <u>35.00</u>
PUBLIC HEARING:	<u> </u> PAGES	\$ <u> </u>	\$ <u> </u>
TOTAL:		\$ <u>13.50</u>	\$ <u>70.00</u>

* * * * * * * * * * * * *

ESCROW POSTED: \$300.00
LESS: DISBURSEMENTS: \$ 83.50

AMOUNT DUE: \$

REFUND DUE: \$ 216.50

L.R. 8-11-03

MARILYN VAN ORDEN (#03-28)

Ms. Marilyn VanOrden appeared before the board for this proposal.

MR. TORLEY: Request for proposed shed that will project between the house and the road at 4 Ram Road in an R-4 zone.

MR. TORLEY: Yes?

MS. VAN ORDEN: We would like to put a 10 x 12 shed at the end of the driveway which is in front of the house.

MR. KANE: Can you show me where the shed is going to go on your property?

MS. VAN ORDEN: Our driveway runs parallel with the street, the house is up behind it, it would be at the end here to house the ATV, we want something that's going to improve the aesthetics of the property by housing the a T.V. and garbage cans.

MR. KANE: You're not going to create water hazards or runoffs?

MS. VAN ORDEN: No.

MR. KANE: Obvious questions, you're not going to be cutting down any trees?

MS. VAN ORDEN: No.

MR. KANE: And the shed itself, the size of the shed is not going to be any bigger than any sheds that maybe in your neighborhood?

MS. VAN ORDEN: No.

MR. MC DONALD: Is this going to be a delivered shed or built in place?

MS. VAN ORDEN: Built in place.

MR. TORLEY: The grade of your property is such that

you really couldn't put it in the back?

MS. VAN ORDEN: Not without going up 17 cement steps with the garbage cans and everything else.

MR. KANE: So having a shed in the back would present a difficulty?

MS. VAN ORDEN: Yeah, if it's down in the driveway, we can store things that we wouldn't have to lug up to the house.

MR. KANE: Any other homes in your neighborhood have any of your particular features where the driveway's in the front and they have to go up the ridge? Do they have any auxiliary structures in the front of the house?

MS. VAN ORDEN: Houses on the sides of us have the same problem, one house has room on the side of the house that they have the shed, the other house does not have any other structures.

MR. KANE: Okay.

MR. TORLEY: It appears that there's some shrubbery or trees between where the shed would be and the road?

MS. VAN ORDEN: Yes.

MR. TORLEY: If you'll agree to plant some shrubbery.

MS. VAN ORDEN: There's quite a bit there, this was taken when it wasn't all filled in.

MR. TORLEY: We need you at the public hearing to say that.

MS. VAN ORDEN: Oh, yes, I can do that.

MR. TORLEY: And since it's going on top of a driveway, you're not changing any drainage patterns, no easements?

MS. VAN ORDEN: No.

MR. TORLEY: You have water and septic there, water and sewer, right?

MS. VAN ORDEN: I have a well and I have sewer, yes.

MR. TORLEY: Where is the sewer line? You're not putting the shed on top?

MS. VAN ORDEN: No, it would be behind.

MR. TORLEY: Gentlemen, any other questions?

MR. MC DONALD: Accept a motion?

MR. TORLEY: Yes, sir.

MR. MC DONALD: Make a motion we set up Marilyn VanOrden for her requested public hearing for her proposed shed on Ram Road.

MR. KANE: Second the motion.

ROLL CALL

MR. KANE	AYE
MR. RIVERA	AYE
MR. MC DONALD	AYE
MR. TORLEY	AYE



RESULTS OF Z.B.A. MEETING OF:

July 14, 2003

PROJECT: Marilyn VanOrder

ZBA # 03-28
P.B.#



USE VARIANCE: NEED: EAF _____ PROXY _____

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
KANE _____
TORLEY _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
KANE _____
TORLEY _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
KANE _____
TORLEY _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
KANE _____
TORLEY _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____
REIS _____ CARRIED: Y _____ N _____
KANE _____
TORLEY _____

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES ☒

VARIANCE APPROVED: M) RS S) M VOTE: A 4 N 0.

RIVERA A
~~MCDONALD~~
REIS A
KANE A
~~TORLEY~~
Minuta A

CARRIED: Y ☒ N _____.

No water - Trees - runoff

shed on piers

-----X

MARILYN VAN ORDEN

AFFIDAVIT OF SERVICE BY MAIL

#03-28

STATE OF NEW YORK)
) SS:
COUNTY OF ORANGE)


That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the 16TH day of JUNE, 2003, I compared the 23 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason
Myra L. Mason, Secretary

17th day of June, 2003


Notary Public

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified In Orange County
Commission Expires 10/30/ 2016

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 03-28

Request of MARILYN VANORDEN

for a VARIANCE of the Zoning Local Law to Permit:

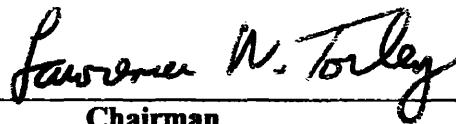
Request for proposed shed that will project between the house and the road

being a VARIANCE of Section 48-14-A-4

for property located at: 4 RAM ROAD- NEW WINDSOR, NY

known and designated as tax map Section 61 Block 1 Lot 20

PUBLIC HEARING will take place on JULY 14TH, 2003
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York
beginning at 7:30 P.M.


Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4631
Fax: (914) 563-4693

Assessors Office

June 11,2003

Marilyn Irving Van Orden
4 Ram Road
Salisbury Mills, NY 12577

Re: 61-1-20 ZBA#03-28

Dear Ms.Irving Van Orden:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$45.00, minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley *BAW*

J.Todd Wiley, IAO
Sole Assessor

JTW/baw
Attachments

CC: Myra Mason, ZBA

57-1-86
Lake New Windsor, LLC
C/o Duñes Golfers Club
18200 Seville Clubhouse Drive
Brooksville, FL 34614

57-2-1
Beaver Dam Lake Protection and
Rehabilitation District
C/o Department of Public Works
Route 17M
Goshen, NY 10924

59-2-29
Robert & Joanne Willson
22 Valley Drive
Salisbury Mills, NY 12577

59-5-18
Walter & Janine Hyde
3 Windsor Road
Salisbury Mills, NY 12577

59-5-20
John & Geraldine Monahan
25 Valley Drive
Salisbury Mills, NY 12577

61-1-1
Stuart Strugger
16 Valley Drive
Salisbury Mills, NY 12577

61-1-2
Richard Derevensky
184 Toleman Road
Washingtonville, NY 10992

61-1-3
Jan Heidelberg
151 Lake Road
Salisbury Mills, NY 12577

61-1-5
Gunter Lipinsky
149 Lake Road
Salisbury Mills, NY 12577

61-1-6
Jonathan & Elaine Holodynsky
145 Lake Road
Salisbury Mills, NY 12577

61-1-7 & 61-1-8
Anthony Akers
5 Ram Road
Salisbury Mills, NY 12577

61-1-9
Fran Whitney
136 Lake Road
Salisbury Mills, NY 12577

61-1-10
Robert Harmolin Sr.
132 Lake Road
Salisbury Mills, NY 12577

61-1-12
Philip & Deborah Lewis
122 Lake Road
Salisbury Mills, NY 12577

61-1-17.21
John & Jane Clark
113 Lake Road
Salisbury Mills, NY 12577

61-1-18.1
Bart & Ellen Prager
123 Lake Road
Salisbury Mills, NY 12577

61-1-18.2
Jesus & Sonia Rivera
131 Lake Road
Salisbury Mills, NY 12577

61-1-18.3
Vincent Vermette
Juliette Alisse-Vermette
135 Lake Road
Salisbury Mills, NY 12577

61-1-19
Gary Akers
6 Ram Road
Salisbury Mills, NY 12577

61-1-21.1
Donald & Heidi Cox
11 Valley Drive
Salisbury Mills, NY 12577

61-1-23
Mark & Janice Christian
17 Valley Drive
Salisbury Mills, NY 12577

61-1-24
Richard Raisch Jr.
Robert Lee Willis
19 Valley Drive
Salisbury Mills, NY 12577

61-1-25
Diego Cuenca
Yvette Camacho
21 Valley Drive
Salisbury Mills, NY 12577

TOWN OF NEW WINDSOR

REQUEST FOR NOTIFICATION LIST

DATE: JUNE 10, 2003

PROJECT NUMBER: ZBA# 03-28 P.B. # _____

APPLICANT NAME: MARILYN IRVING VAN ORDEN

PERSON TO NOTIFY TO PICK UP LIST:

MARILYN IRVING VAN ORDEN

4 RAM ROAD

SALISBURY MILLS, NY 12577

TELEPHONE: 496-3781

TAX MAP NUMBER: SEC. 61 BLOCK 1 LOT 20
 SEC. _____ BLOCK _____ LOT _____
 SEC. _____ BLOCK _____ LOT _____

PROPERTY LOCATION: 4 RAM ROAD
SALISBURY MILLS, NY

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: _____

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) _____

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:

(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'

OF SITE PLAN OR SUBDIVISION PROJECT) _____

❖ ❖

NEW WINDSOR ZONING BOARD XX

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XX

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 2985

TOTAL CHARGES: _____



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4631
Fax: (914) 563-4693

Assessors Office

June 11, 2003

Marilyn Irving Van Orden
4 Ram Road
Salisbury Mills, NY 12577

Re: 61-1-20 ZBA#03-28

Dear Ms. Irving Van Orden:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$45.00, minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/baw
Attachments

CC: Myra Mason, ZBA



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

ZONING BOARD OF APPEALS

June 16, 2003

Ms. Marilyn Irving Van Orden
4 Ram Road
Salisbury Mills, NY 12577

SUBJECT: REQUEST FOR VARIANCE #03-28 - PUBLIC HEARING

Dear Ms. VanOrden:

This is just a reminder that your Public Hearing before the Zoning Board of Appeals for your requested variance at:

4 Ram Road
Salisbury Mills, NY

is scheduled for the July 14th, 2003 agenda.

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have any questions or concerns in this matter, please feel free to contact me.

Very truly yours,

Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS

MARILYN IRVING VANORDEN, deposes and says that he resides
(OWNER)

at 4 RAM ROAD, Salisbury Mills in the County of ORANGE
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. Block Lot)
designation number (Sec. 61 Block 1 Lot 20) which is the premises described in

the foregoing application and that he authorizes:

Robert Van Orden
(Applicant Name & Address, if different from owner)

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: June 19, 2003

Sworn to before me this:
19th day of June 2003

JANE A. ELLER
Notary Public, State of New York
No. 01EL8087108
Qualified in Orange County
Commission Expires December 12, 2004

Signature and Stamp of Notary

Jane A. Eller

**Marilyn Irving Van Orden
Owner's Signature (MUST BE NOTARIZED)

Robert Van Orden
Applicant's Signature (If different than owner)

Representative's Signature

THIS FORM IS TO BE COMPLETED ONLY IF SOMEONE OTHER THAN THE PROPERTY OWNER WILL BE APPEARING AS REPRESENTATION OF THE OWNER AT THE ZBA MEETINGS.

**** PLEASE NOTE:**

ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#579-2003**

06/16/2003

**Van Orden, Robert
4 Ram Road
Salisbury Mills, NY 12577**

**Received \$ 20.00 for Assessors List, on 06/16/2003. Thank you for stopping
by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**



RESULTS OF Z.B.A. MEETING OF: June 9, 2003

PROJECT: Marilyn Van Orden ZBA # 03-28
P.B.#

P.B.#

USE VARIANCE: NEED: EAF_____ PROXY_____

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____
 RIVERA _____
 MCDONALD _____ CARRIED: Y _____ N _____
 REIS _____
 KANE _____
 TORLEY _____

NEGATIVE DEC: M)_____S)_____VOTE: A_____N_____
 RIVERA _____
 MCDONALD _____CARRIED: Y_____N_____
 REIS _____
 KANE _____
 TORLEY _____

PUBLIC HEARING: M)_____ S)_____ VOTE: A_____ N_____
RIVERA _____
MCDONALD _____ **CARRIED: Y_____ N_____**
REIS _____
KANE _____
TORLEY _____

APPROVED: M)____S)____ VOTE: A____ N____
RIVERA _____
MCDONALD _____ CARRIED: Y____ N____
REIS _____
KANE _____
TORLEY _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING:

RIVERA A

MCDONALD A

~~LEE~~

KANE A

TORLEY A

M) M S) K VOTE: A 4 N 0

CARRIED: Y ✓ N

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES

VARIANCE APPROVED: M)___ S)___ VOTE: A___ N___.

RIVERA _____
MC DONALD _____
REIS _____
KANE _____
TORLEY _____

CARRIED: Y N .

[illegible]

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: May 20, 2003

FOR: 03-28 ESCROW

FROM: MARILYN IRVING VAN ORDEN

4 RAM ROAD

SALISBURY MILLS, NY 12577

CHECK NUMBER: 2983

AMOUNT: \$300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:

 5/21/03
NAME DATE

PLEASE RETURN SIGNED COPY TO MYRA FOR FILING

THANK YOU

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#476-2003

05/21/2003

Orden, Robert And Marilyn Van [#]03-28

Received \$ 50.00 for Zoning Board Fees, on 05/21/2003. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

ZONING BOARD OF APPEALS

May 20, 2003

Marilyn Irving Van Orden
4 Ram Road
Salisbury Mills, NY 12577

SUBJECT: REQUEST FOR VARIANCE #03-28

Dear Ms. Van Orden:

This letter is to inform you that you have been placed on the JUNE 9TH, 2003 agenda for the Zoning Board of Appeals to discuss your request for a variance at:

Marilyn Irving Van Orden
4 Ram Road
Salisbury Mills, NY 12577

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have a problem with this time and/or date, please contact me at the above number and we will reschedule your appearance. If you have any further questions, please feel free to contact me.

Very truly yours,

Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm

Robert Van Orden
Marilyn Irving Van Orden
4 Ham Road
Salisbury Mills, NY 12577
(845) 497-3781

50-7044/

2985

DATE 5/7/03

PAY TO THE
ORDER OF

Town of New Windsor \$ 25.00
Twenty five 00/100 DOLLARS

PROVIDENT SAVINGS BANK
400 HELLA BLVD.
SUFFERN, NY 10901

FOR Public Hearing List St Van Orden

⑆221970443⑆ 07⑈6011321⑈ 2985

© IMAGE CHECKS, 1999

ON THE WATER

1-800-562-8768

Robert Van Orden
Marilyn Irving Van Orden
4 Ham Road
Salisbury Mills, NY 12577
(845) 497-3781

50-7044/2219

2984

DATE 5/7/03

PAY TO THE
ORDER OF

Town of New Windsor \$ 50.00
fifty dollars 00/100 DOLLARS

PROVIDENT SAVINGS BANK
400 HELLA BLVD.
SUFFERN, NY 10901

FOR application fee St Van Orden

⑆221970443⑆ 07⑈6011321⑈ 2984

© IMAGE CHECKS, 1999

ON THE WATER

1-800-562-8768

Robert Van Orden
Marilyn Irving Van Orden
4 Ham Road
Salisbury Mills, NY 12577
(845) 497-3781

50-7044/2219

2983

DATE 5/7/03

PAY TO THE
ORDER OF

Town of New Windsor \$ 300.00
Three hundred 00/100 DOLLARS

PROVIDENT SAVINGS BANK
400 HELLA BLVD.
SUFFERN, NY 10901

FOR escrow St Van Orden

⑆221970443⑆ 07⑈6011321⑈ 2983

© IMAGE CHECKS, 1999

ON THE WATER

1-800-562-8768



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**



APPLICATION FOR VARIANCE

April 29, 03
Date

Application Type: Use Variance ☒ Area Variance ☐
Sign Variance ☐ Interpretation ☐

I. **Owner Information:**

Phone Number: 845 497-3781
Fax Number: 845 497-3781
MARILYN IRVING VANORDEAN
(Name)
4 RAM ROAD SALISBURY MILLS, NY 12577
(Address)
Cell: 845-598-7763

II. **Purchaser or Lessee:**

Phone Number: ()
Fax Number: ()
(Name)
(Address)

III. **Attorney:**

Phone Number: ()
Fax Number: ()
(Name)
(Address)

IV. **Contractor/Engineer/Architect/Surveyor/:**

Phone Number ()
Fax Number: ()
< SELF >
(Name)
(Address)

V. **Property Information:**

Zone: R-4 Property Address in Question: 4 Ram Road, Salisbury Mills
Lot Size: _____ Tax Map Number: Section 61 Block 1 Lot 20
a. What other zones lie within 500 feet? _____
b. Is pending sale or lease subject to ZBA approval of this Application? NO
c. When was property purchased by present owner? OCT. 11, 2001
d. Has property been subdivided previously? NO If so, When: _____
e. Has an Order to Remedy Violation been issued against the property by the
Building/Zoning/Fire Inspector? NO
f. Is there any outside storage at the property now or is any proposed? _____

****PLEASE NOTE:*****

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE
OF SUBMITTAL.**

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

VI. USE VARIANCE: 48-14-A-4

Use Variance requested from New Windsor Zoning Local Law,

Section 61, Table of _____ Regs., Col. _____.

Describe proposal: The proposal is to place the desired shed at the end of our driveway, which is between the house and the street.

(as shown in enclosed photos)

As the photos enclosed show, the property is a series of steep hills, limiting the possible location of the proposed shed.

VII. The legal standard for a "Use Variance" is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the Use Variance is granted. Also state any efforts you have made to alleviate the hardship other than this application.

If the "USE VARIANCE" is not granted, there will be no place to put the shed, due to the property being primarily hill.

The land simply will not allow any other area to be useable.

(as shown in enclosed photos.)

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

We have spoken with our neighbors about ~~to~~ our variance request. All neighbors are in agreement that the shed will not pose any problems and will actually be an attractive storage solution to a home with no garage or basement. The shed will be painted and trimmed to match the house and will pose no threat or eye-sore to the neighborhood.

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

XII. ADDITIONAL COMMENTS:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
-
-
-

XIII. ATTACHMENTS REQUIRED:

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: (each payable to the TOWN OF NEW WINDSOR)
- ✓# 2983 ☒ One in the amount of \$ 300.00 or 500.00 (escrow)
- ✓# 2984 ☒ One in the amount of \$ 50.00 or 150.00 (application fee)
- ✓# 2985 ☒ One in the amount of \$ 25.00 (Public Hearing List Deposit)
- ☐ Photographs of existing premises from several angles.

XIV. AFFIDAVIT.

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

9 day of May 2003.
Kimberly D. Krueger
KIMBERLY D. KRUEGER
Notary Public, State of New York
No. 01KR6009731
Qualified in Orange County
Commission Expires July 6, 2006
Signature and Stamp of Notary

Marilyn Irving Van Orden
Owner's Signature (Notarized)
Marilyn Irving Van Orden
Owner's Name (Please Print)

Applicant's Signature (If not Owner)

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.